

# Cobblestone Homeowners Association Board Meeting Minutes

**Date:** February 19, 2026

**Location:** Zoom/Conference Room

## In Attendance

**Board of Directors:** Sally Jeffcoat, Jennifer McDowell, James Kingston, Jesse Trapp, Ashok Sudan, Mike Botelho  
**Management:** Ashley Varner (Community Manager), Danielle Hasting (Sienna)

## Call to Order

2:36 P.M. by Sally Jeffcoat.

## Meeting Minute Approval

A motion was made, seconded, and unanimously carried to approve the executive meeting minutes from November 20, 2025 and January 7, 2026 and the open meeting minutes from November 20, 2025, December 1, 2025 and January 7, 2026. **(Sudan, Begelman, ALL)**

## Financial Review and Acceptance

Jesse reviewed the December 2025 financials. Before taxes the community was able to contribute \$101,500 to reserves, which is above budget for contributions. Operating expenses are down for 2025 and we received additional income and interest from DMR submittals and increased interest on accounts. A motion was made, seconded and unanimously carried to accept the December 2025 financial report as presented. **(Botelho, Trapp, ALL)**

## Reports

**ACC:** Jim gave ACC Report. The ACC met on January 30, 2026 to finish the discussion and vote on the Lopez Project, the ACC approved but Lopez will not be moving forward with the project. Two DMRs were reviewed at the February 12, 2026 ACC meeting, one for landscape, special thank you to the Landscape Committee for reviewing the plant list, and one to extend the kitchen.

**Landscape:** No updates at this time.

**Pima County Sewer Rehab:** Ashok gave update. Pima County and Borderlands are working with the affected owners to find different routes to complete the sewer rehab. Sally thanked the Committee and Ashley for their work on this project.

**Management:** Ashley reviewed the Management Report. Continued work with Pima County for Sewer rehab. Sidewalk repairs and Roundabout repairs were completed. Welcome committee working on planning annual meeting. Tucson Water completed the repair on the stones. Complete management report available on the website.

## Old/New Business

**Late Fees:** Ashley discussed the late fees that were applied to the January Assessments. The late fees were not clearly noticed in the letter, the collection policy and the governing documents allow the Association to charge late fees. The Board would like to add a note to the statements about late fees. A motion was made, seconded, and unanimously carried to waive the late fees of owners that paid before the end of January. **(Jeffcoat, Sudan ,ALL)**

**Security Company:** Ashley presented the quote from Oversii for security services in the Community. The Board would like to see a comparison between the current security company, Blackstone and the quote from Oversii. They would also like to see one more quote and have Mike, and Jesse meet with Oversii.

**Pest Control:** Ashley reviewed the quote from Goat Pest Solutions for monthly pest control service for \$250 upfront and \$100 a month after. A motion was made, seconded and unanimously carried to accept the quote from Goat Pest Solutions. **(Jeffcoat, Trapp, ALL)**

## President Report

Sally gave the President's Report. The annual meeting is being planned, the meeting will highlight the accomplishments for the year and whats to come in 2026. Sally would also like to recognize the owners that have helped around the association and new owners.

## Homeowner Forum

The floor was opened to Homeowners.

## Adjournment to Executive Session

4:11 P.M.